

43-184 38-114  
43-1-80 August 78  
06WARRANTY DEED

000229

DAVID C. GAGNON of Benton, County of Kennebec and State of Maine for consideration paid, grants to SHARON L. CARTER of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Parcel One: Beginning at a 5/8" rebar set in the ground on the southerly side of Moody Street, so called, said rebar being S 52° 57' 33" W a distance of 120.00 feet from an iron pipe found set in the ground on the northeast corner of the land conveyed by deed to Barbara H. Eaton as recorded in the Kennebec County Registry of Deeds in Book 1576, Page 385; thence S 37° 02' 27" E following the westerly line of said Eaton passing through a 5/8" rebar set in the ground a distance of 153.7 feet, more or less, to the bank of the Messalonskee Stream; thence in a southwesterly direction following the bank of said stream a distance of 150.0 feet, more or less, to the southeasterly corner of the land conveyed by deed to Renald and Theresa Cloutier as recorded in said registry in Book 2887, Page 83; thence N 37° 02' 27" W following the easterly line of said Cloutier passing through 5/8" rebar set in the ground a distance of 156.9 feet, more or less, to a 5/8" rebar set in the ground on the southerly side of Moody Street at the northeasterly corner of said Cloutier; thence N 52° 57' 33" E following the southerly side of Moody Street a distance of 150.0 feet to the point of beginning.

TRANSFER  
TAX  
PAID

Said parcel contains .53 acres, more or less. Bearings are referenced to a magnetic observation taken during June of 1990.

Subject, however, to the 33 foot pipeline easement along said Messalonskee Stream as shown on the plan for "Cool Street Homesites" recorded in the Registry in Plan Book 8, Pages 76 and 77.

Meaning and intending to convey Lots 56, 57, 58, 59, and 60 as shown on a plan entitled "Cool Street Homesites" recorded in said Registry in Plan Book 8, Pages 76 and 77.

Being the same premises conveyed to David C. Gagnon by Deed of Sale from William P. Dubord, as Personal Representative of the Estate of Robert J. Carey, dated October 26, 1990 to be recorded in the Kennebec County Registry of Deeds herewith.

Parcel Two: Also conveying a certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly border of land now or formerly of Barbara Eaton, which point is 35 feet northwest from the southwesterly corner of the land of Eaton as recorded in the Kennebec County Registry of Deeds in Book 1576, Page 385. Thence proceeding in a general east, southeasterly direction to a point which lies on the southerly border of the land of said Eaton, which point is adjacent to Messalonskee Stream and which point is 33 feet northeasterly of the southwesterly corner of the land of said Eaton. Thence proceeding

38-114

northeasterly along the northerly border of said Messalonskee Stream a distance of 10 feet to a point; thence proceeding in a general west, northwesterly direction adjacent to and 10 feet from the aforementioned described first line to a point which is 45 feet north of the southwesterly corner of the land of said Eaton.

The above described parcel is intended as an easement for the purpose of laying piping, including ingress and egress for the same purpose of laying a sewer line across land now or formerly of Barbara Eaton to the land described as Parcel One, which land lies to the southwest of the land of said Eaton.

Being the same premises conveyed to David Gagnon by quitclaim deed from Barbara Eaton, to be recorded in the Kennebec County Registry of Deeds.

WITNESS my hand and seal this 27th day of December, 1990.

D. R. Butler

WITNESS

David C. Gagnon  
DAVID C. GAGNON

THE STATE OF MAINE  
Kennebec, ss.

December 27, 1990

Then personally appeared the above named DAVID C. GAGNON and acknowledged the foregoing instrument to be his free act and deed.

Before me,

D. R. Butler

Notary Public

David R. Butler  
Attorney-at-law

DAVID R. BUTLER  
MY COMMISSION EXPIRES:  
JUNE 21, 1993



RECEIVED KENNEBEC SS.

1991 JAN -4 AM 9:00

TEST: Harold Butler  
REGISTER OF DEEDS